



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: OCTOBER 13, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVEN HOUCHENS, DEPUTY CITY ATTORNEY BOB SYLVAIN, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

NOTE: The meeting was delayed because of technical difficulties.

(3:23)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: OCTOBER 13, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement with Lukegroup, LLC dba Jiffy Smog for approximately two thousand square feet of free-standing building space and approximately six parking spaces located at 1501 North Decatur Boulevard (\$2,000 revenue/month - Miscellaneous Rentals) - Ward 1 (Moncrief)

Fiscal Impact

☐

No Impact

Amount: \$2,000 revenue/month

☐

Budget Funds Available

Dept./Division: Real Estate & Assets

☐

Augmentation Required

Funding Source: Miscellaneous Rentals

PURPOSE/BACKGROUND:

This Lease Agreement will allow the continued operation of the Jiffy Smog business on a month-to-month basis. The Premises shall be used for off-street motor vehicle parking for the Tenant and its customers to provide smog testing (auto emission testing) only and for no other purpose.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be STRICKEN. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated a correction to the contract. The monthly revenue should be \$1,800 a month, not \$2,000 as previously indicated. The City Clerk's office has already been notified of this change.

Lukegroup purchased Jiffy Lube Valley wide. Staff is now requesting to enter into a contract with Lukegroup for this Jiffy Smog, with which an official contract was never entered into and has been at this location since about the mid 90s, when the Wonder World property was purchased. The contract outlines the rental amount, includes insurance and indemnity clause, and a timeframe, which will be on a monthly

basis. A 30-day notification is required in order to request vacancy, should the City need the property. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 13, 2003

Public Works

Item 1 – Discussion and possible action regarding a Lease Agreement with Lukegroup, LLC dba Jiffy Smog for approximately two thousand square feet of free-standing building space and approximately six parking spaces located at 1501 North Decatur Boulevard (\$2,000 revenue/month - Miscellaneous Rentals)

MINUTES – Continued:

COUNCILWOMAN MONCRIEF mentioned that the property will be needed once the City decides what to do with that property. MR. ROARK agreed, adding that the space Jiffy Smog utilizes is minimal.

AL GALLEGOS, citizen of Las Vegas, questioned ownership of the property. Is it the City or the Redevelopment Agency? According to the City Council Agenda it is the City, but it should be the Agency. MR. ROARK indicated that the contract is with Redevelopment. MR. GALLEGOS then asked if the City is getting one month's rent in advance and confirmed with MR. ROARK that the City is receiving pay for the dirt. He opined that the City should demand all that is coming to it because it is already losing a lot of revenue.

DEPUTY CITY ATTORNEY SYLVAIN clarified that this lease agreement is with the City and should be made with the Redevelopment Agency. The agreement has to go before the Agency for consideration, so this matter should be stricken altogether.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:23 – 3:28)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: OCTOBER 13, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Quitclaim Deed in favor of the United States of America from the City of Las Vegas pertaining to 10 acres of Bureau of Land Management land located in the vicinity of Rockmoss Street and Westcliff Drive, APN 138-28-801-002- Ward 2 (L.B. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On April 1, 2003, the United States of America patented 10 acres of Bureau of Land Management Land to the City of Las Vegas to be used for Assisted Affordable Housing. During the patent process it was discovered that Bureau of Land Management had incorrectly allocated 10 acres located east of the desired site. New legislation will allow Bureau of Land Management to patent the correct parcel to the City. At the time the new patent is issued, the City will quitclaim the incorrect parcel back to the United States of America.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Quitclaim Deed
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the Bureau of Land Management (BLM) erroneously allocated this property to the City. Through new legislation in Washington D.C., BLM will patent the correct parcel to the City, and then the City will quitclaim the property that was mistakenly allocated to BLM. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 13, 2003

Public Works

Item 2 - Discussion and possible action regarding a Quitclaim Deed in favor of the United States of America from the City of Las Vegas pertaining to 10 acres of Bureau of Land Management land located in the vicinity of Rockmoss Street and Westcliff Drive, APN 138-28-801-002

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:28 – 3:30)

1-168

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: OCTOBER 13, 2003****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: IAIN VASEY (ACTING)**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase and Sale Agreement between the City of Las Vegas and On the Web Marketing, Inc., for the purchase of a 2.942-acre parcel located on Crimson Canyon Drive, South of Peak Drive, with Assessor's Parcel Number 138-15-310-013 (Gain \$1,089,131 - Industrial Revenue Fund) - Ward 4 (Brown)

Fiscal Impact☐**No Impact****Amount:** Gain of \$1,089,131☒**Budget Funds Available****Dept./Division:** Business Dev./Economic Dev.☐**Augmentation Required****Funding Source:** Industrial Revenue Fund**PURPOSE/BACKGROUND:**

On the Web Marketing Group, Inc., a furniture and home furnishings retailer selling on-line, desires to purchase the 2.942-acre parcel on Crimson Canyon ("Site") for the purpose of a 40,000 square foot customer service center, at \$8.50 per square foot, with a planned expansion of an additional 20,000 square feet. When completed, the facility will provide a minimum of 50 jobs at competitive wages (\$12.00 per hour average).

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Purchase and Sale Agreement with On the Web Marketing Group, Inc.
3. Disclosure of Principals
4. Site Locator Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

IAIN VASEY, Acting Director, Office of Business Development, reported that On the Web Marketing is an online furniture retailer who wishes to purchase property in the Technology

REAL ESTATE COMMITTEE MEETING OF OCTOBER 13, 2003

Office of Business Development

Item 3 – Discussion and possible action regarding a Purchase and Sale Agreement between the City of Las Vegas and On the Web Marketing, Inc., for the purchase of a 2.942-acre parcel located on Crimson Canyon Drive, South of Peak Drive, with Assessor's Parcel Number 138-15-310-013 (Gain \$1,089,131 - Industrial Revenue Fund)

MINUTES – Continued:

Center to erect a 40,000 square foot customer service center, with a future 20,000-foot expansion. Initially, about 50 people will be employed. On an enlarged site map that was presented, MR. VASEY pointed to the location of the property, which is located on Crimson Canyon. The property is being purchased at the appraised amount of \$8.50 a square foot. The developer is required to commence construction by May of 2005 and complete construction by November of 2006. The project must be submitted for architectural review, and then be presented to the City Council for final approval of the design.

COUNCILMAN WEEKLY asked where the business is currently operating. ALEX SALMONS, President, On the Web Marketing, Inc., replied that On the Web Marketing currently leases space in Brookhollow in the Technology Center. They sell furniture on-line.

COUNCILWOMAN MONCRIEF asked MR. SALMONS when he thinks the project will be completed and in operation. MR. SALMONS optimistically answered that by early 2005, when the current lease expires.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:30 – 3:33)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: OCTOBER 13, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:33)

1-310

THE MEETING ADJOURNED AT 3:33 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
October 20, 2003